
PLAN ORGANIZATION

The University Community Plan (Plan) is composed of four major sections. These sections proceed from providing general background information about the planning area through the formulation of a plan scheme, to the description of specific implementation procedures. Each of the sections has a separate, discrete function, which is abstracted in the following paragraphs.

I. PREFACE

This section briefly overviews the organization and framework within which the Plan has been drafted.

II. BACKGROUND

The purpose of this section is to briefly describe the planning area, its setting, regional context, and planning history.

III. PLAN ELEMENTS

The Plan Elements of the Plan are discussed in this section. A comprehensive **Urban Design Element** provides a vision of the future character of the community, and makes recommendations regarding transportation linkages and urban design criteria for development in four subareas: Torrey Pines, Central, Miramar and South University. The other Plan elements establish policies relating to land use, transportation, public facilities, etc.

IV. IMPLEMENTATION

Ongoing plan implementation programs effecting development review and the provision of public facilities are listed in this final section. (Implementation of the recommendations in the **Urban Design Element** is included therein.)

FRAMEWORK OF EXISTING PLANNING DOCUMENTS

Much of the organizational framework of the Plan comes from the several related documents which, along with the Plan, establish planning and development controls within the community (**Figure 1**). The Plan is not an isolated document; rather, it represents a refinement of citywide goals contained in the City's Progress Guide and General Plan (General Plan) and earlier community plans. The Plan can be thought of as one volume in a library of pertinent documents which includes the General Plan, as well as the North University City Public Facilities Financing Plan and Facilities Benefit Assessment, the Comprehensive Land Use Plan for NAS Miramar, the UCSD Long-Range Development Plan, the North City Local Coastal Program and the University Community Plan Environmental Impact Report.

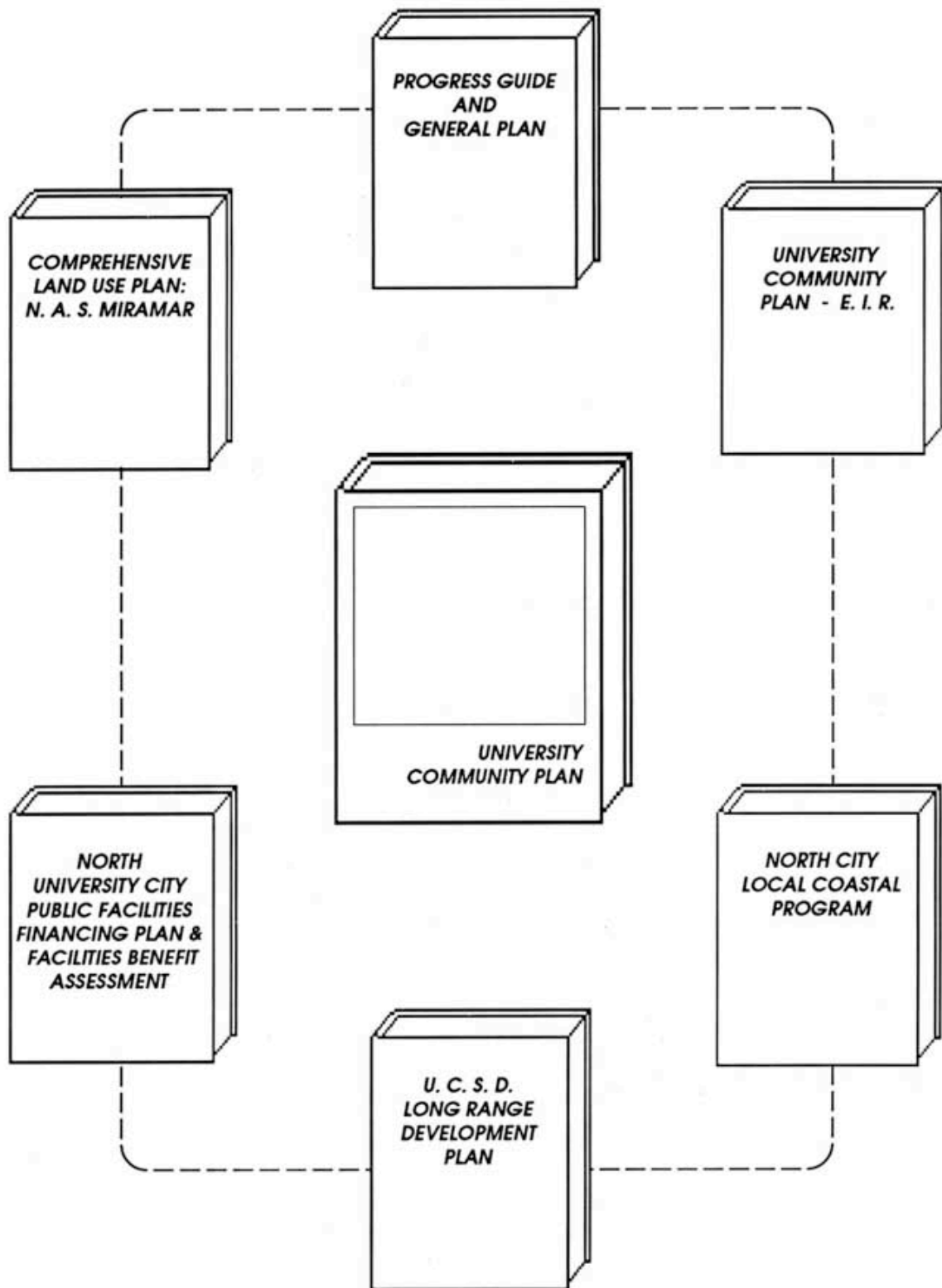
I. PROGRESS GUIDE AND GENERAL PLAN

The General Plan sets forth goals and objectives for the development of San Diego to the year 1995. It establishes the amount of land needed for various uses, and designates general locations for these uses while relating each to the other. It projects the transportation networks necessary to link all future facilities and to permit them to function efficiently. Finally, it enunciates recommendations and measures for achieving General Plan goals and objectives.

With respect to community planning areas, the General Plan establishes a framework for the development of more specific community plans by identifying and locating those facilities that possess citywide or inter-community importance. Moreover, the General Plan provides goals, standards and criteria relating to the need for, and the location of such essential intra-community facilities as neighborhood centers, neighborhood parks, and elementary schools. Within the framework of the General Plan, community plans such as this one are prepared. The Plan relies heavily on the goals and recommendations contained in the General Plan.

II. NORTH UNIVERSITY CITY PUBLIC FACILITIES PLAN AND FACILITIES BENEFIT ASSESSMENT

The General Plan recommends the division of the City into "Urbanized," "Planned Urbanizing" and "Future Urbanizing" areas. The North University portion of the University community is designated in the General Plan as a "Planned Urbanizing" area. City Council Policy 600-28 requires that a plan for the implementation of public facilities be prepared for such urbanizing areas. In order to fulfill the requirement of this policy, the North University City Public Facilities Financing Plan and Facilities Benefit Assessment (FBA) (Financing Plan) has been prepared. This implementation program contains a development forecast and analysis, a summary of existing conditions with respect to public facilities, and a Capital Improvement Program (CIP) which lists needed facilities and an analysis of proposed and recommended financing sources. The Financing Plan also includes a development phasing plan to ensure



Framework of Existing Planning Documents
University Community Plan

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FIGURE



that facilities are provided at their time of need. The object of the FBA, as stated in Council Policy 600-28, is to assure that public improvements in Planned Urbanizing areas will be furnished and financed by the private developers of the community.

III. COMPREHENSIVE LAND USE PLAN FOR NAS MIRAMAR

Acting in its function as the Airport Land Use Commission (ALUC) for the San Diego Region, the San Diego Association of Governments (SANDAG) has produced a set of maps and tables which delimit the compatibility of various land uses with respect to the noise and accident potential associated with the operation of NAS Miramar. Since portions of the University community lie within the NAS Miramar influence area, the compatibility guidelines contained in the Comprehensive Land Use Plan for NAS Miramar represent an overriding development constraint to be recognized by the Plan.

IV. UCSD LONG-RANGE DEVELOPMENT

Because of the major role played by the University of California San Diego (UCSD) in the development of the community, the UCSD Long-Range Development Plan (LRDP) is an important document in the Plan “library.” The UCSD LRDP provides data that is essential to the programming of municipal public services and private development to support the University.

V. NORTH CITY LOCAL COASTAL PROGRAM

The California Coastal Act of 1976 requires all jurisdictions within the Coastal Zone to prepare a Local Coastal Program. The Local Coastal Program includes issue identification, a land use plan, and implementation ordinances. In order to respond to individual community concerns, the Local Coastal Program of the City of San Diego has been divided into twelve segments. The Coastal Zone portions of the University community have been incorporated into the North City Local Coastal Program segment.

The North City Local Coastal Program also encompasses portions of the community plan areas for Torrey Pines, North City West, Mira Mesa, Sorrento Hills, La Jolla and the adjacent open space and urban reserve areas identified in the General Plan. These areas are being considered as a group because of their unique resource inter-relationships created by the Los Peñasquitos and San Dieguito drainage basins.

Both the Plan and the North City Local Coastal Program Land Use Plan are components of the City’s total Local Coastal Program. The plan identifies the basic land use, development intensity and circulation system within its coastal areas. The North City Local Coastal Program Land Use Plan further clarifies and adds specific coastal resource protection policies needed to satisfy the requirements of the Coastal Act. Both plans are designed to be compatible with each other. Where any apparent conflict exists, the North City Local Coastal Program Land Use Plan shall apply.

VI. UNIVERSITY COMMUNITY PLAN ENVIRONMENTAL IMPACT REPORT

Because the Plan contains long-term use and development controls for the area and refines the General Plan, it carries implications for the future quality of the community and regional environment. The adoption of a plan such as this requires the certification of a completed environmental review, as specified by the Environmental Quality Act of 1970. The California Environmental Impact Report (EIR), which is circulated as a companion document to this Plan, is intended to fulfill the requirements of that Act. In addition, some of the information contained in the Plan EIR is of sufficient detail to allow it to function as a Master Environmental Assessment in a manner described by Section 15069.6 of the State EIR Guidelines.